| 041.0 | 0004 | 0003.0 | 1 of 1 | Residential | | Total Card / Total Parcel |
|---|---|---|---|---|---|---|
| Map | Block | Lot | CARD | ARLINGTON | APPRAISED: | 930,700 / 930,700 |
| | | | | | USE VALUE: | 930,700 / 930,700 |
| | | | | | ASSESSED: | 930,700 / 930,700 |

## PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|---|---|---|
| 32 | | EXETER ST, ARLINGTON |

## OWNERSHIP

Unit #:

| | | |
|---|---|---|
| Owner 1: | TOUSSAINT ARCHANGE | |
| Owner 2: | TOUSSAINT MARIE CLAUDETTE | |
| Owner 3: | | |
| Street 1: | 32 EXETER STREET | |
| Street 2: | | |
| Twn/City: | ARLINGTON | |
| St/Prov: | MA | Cntry: / Own Occ: Y |
| Postal: | 02474 | Type: |

## PREVIOUS OWNER

| | |
|---|---|
| Owner 1: | |
| Owner 2: | |
| Street 1: | |
| Twn/City: | |
| St/Prov: | Cntry: |
| Postal: | |

## NARRATIVE DESCRIPTION

This parcel contains 4,500 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1923, having primarily Vinyl Exterior and 2208 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 11 Rooms, and 5 Bdrms.

## OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|---|---|---|---|
| | | | |

## PROPERTY FACTORS

| Item | Code | Description | % | Item | Code | Description |
|---|---|---|---|---|---|---|
| Z | R2 | TWO FAMIL | 100 | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exmpt | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | 1 | Level |
| s | | | | Street | | |
| t | | | | Gas: | | |

## IN PROCESS APPRAISAL SUMMARY

| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value |
|---|---|---|---|---|---|
| 104 | 4500.000 | 482,000 | 4,700 | 444,000 | 930,700 |
| Total Card | 0.103 | 482,000 | 4,700 | 444,000 | 930,700 |
| Total Parcel | 0.103 | 482,000 | 4,700 | 444,000 | 930,700 |

Source: Market Adj Cost | Total Value per SQ unit /Card: 421.51 | /Parcel: 421.5

**Legal Description**

Entered Lot Size
Total Land:
Land Unit Type:

**User Acct** 28142

**GIS Ref**

**GIS Ref**

**Insp Date** 11/09/18

Parcel ID 041.0-0004-0003.0

!3435!

## PREVIOUS ASSESSMENT

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|---|---|---|---|---|---|---|---|---|---|---|
| 2020 | 104 | FV | 482,100 | 4700 | 4,500. | 444,000 | 930,800 | 930,800 | Year End Roll | 12/18/2019 |
| 2019 | 104 | FV | 360,700 | 4700 | 4,500. | 471,800 | 837,200 | 837,200 | Year End Roll | 1/3/2019 |
| 2018 | 104 | FV | 360,700 | 4700 | 4,500. | 344,100 | 709,500 | 709,500 | Year End Roll | 12/20/2017 |
| 2017 | 104 | FV | 338,300 | 4700 | 4,500. | 299,700 | 642,700 | 642,700 | Year End Roll | 1/3/2017 |
| 2016 | 104 | FV | 338,300 | 4700 | 4,500. | 255,300 | 598,300 | 598,300 | Year End | 1/4/2016 |
| 2015 | 104 | FV | 301,500 | 4700 | 4,500. | 249,800 | 556,000 | 556,000 | Year End Roll | 12/11/2014 |
| 2014 | 104 | FV | 301,500 | 4700 | 4,500. | 205,400 | 511,600 | 511,600 | Year End Roll | 12/16/2013 |
| 2013 | 104 | FV | 313,700 | 4700 | 4,500. | 195,400 | 513,800 | 513,800 | | 12/13/2012 |

**PRINT**

| Date | Time |
|---|---|
| 12/10/20 | 18:41:25 |

**LAST REV**

| Date | Time |
|---|---|
| 04/09/19 | 13:54:50 |

apro

## SALES INFORMATION

TAX DISTRICT

PAT ACCT. 3435

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Notes |
|---|---|---|---|---|---|---|---|---|---|
| FRANCIS JOHN W | 27533-594 | | 7/31/1997 | | 263,000 | No | No | | Y |

## USER DEFINED

| | |
|---|---|
| Prior Id # 1: | 28142 |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| ASR Map: | |
| Fact Dist: | |
| Reval Dist: | |
| Year: | |
| LandReason: | |
| BldReason: | |
| CivilDistrict: | |
| Ratio: | |

## BUILDING PERMITS

| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment |
|---|---|---|---|---|---|---|---|---|
| 5/25/2017 | 619 | Redo Kit | 5,000 | C | | | | |
| 6/13/2011 | 577 | Manual | 2,000 | | | | | |
| 7/24/2009 | 627 | Porch | 3,600 | | | | | |
| 9/15/2003 | 777 | Re-Roof | 3,500 | | | | | |
| 8/11/1999 | 515 | New Wind | 6,000 | | | | | V SIDING-REP WINDO |
| 12/2/1998 | 835 | Porch | 11,800 | | | | | REPLACE/ENCLOSE PO |
| 9/9/1994 | 471 | Manual | 3,000 | | | | | REPLACE PORCH |

## ACTIVITY INFORMATION

| Date | Result | By | Name |
|---|---|---|---|
| 11/9/2018 | MEAS&NOTICE | HS | Hanne S |
| 1/20/2009 | Meas/Inspect | 294 | PATRIOT |
| 3/21/2000 | Inspected | 263 | PATRIOT |
| 2/25/2000 | Measured | 264 | PATRIOT |
| 9/1/1991 | | PM | Peter M |

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

## LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 104 | Two Family | | 4500 | | Sq. Ft. | Site | | 0 | 80. | 1.23 | 1 | | | | | | | | | 443,999 | | | | | | 444,000 | |

Total AC/HA: 0.10331 | Total SF/SM: 4500 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 443,999 | Spl Credit | Total: 444,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

## EXTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Type: | 13 - Multi-Garden | | |
| Sty Ht: | 2 - 2 Story | | |
| (Liv) Units: | 2 | Total: | 2 |
| Foundation: | 2 - Conc. Block | | |
| Frame: | 1 - Wood | | |
| Prime Wall: | 4 - Vinyl | | |
| Sec Wall: | | | % |
| Roof Struct: | 2 - Hip | | |
| Roof Cover: | 1 - Asphalt Shgl | | |
| Color: | BLUE | | |
| View / Desir: | | | |

## GENERAL INFORMATION

| | | | |
|---|---|---|---|
| Grade: | C - Average | | |
| Year Blt: | 1923 | Eff Yr Blt: | |
| Alt LUC: | | Alt %: | |
| Jurisdict: | G12 | Fact: | . |
| Const Mod: | | | |
| Lump Sum Adj: | | | |

## INTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Avg Ht/FL: | STD | | |
| Prim Int Wall | 2 - Plaster | | |
| Sec Int Wall: | | | % |
| Partition: | T - Typical | | |
| Prim Floors: | 3 - Hardwood | | |
| Sec Floors: | 5 - Lino/Vinyl | 20 | % |
| Bsmnt Flr: | 12 - Concrete | | |
| Subfloor: | | | |
| Bsmnt Gar: | | | |
| Electric: | 3 - Typical | | |
| Insulation: | 2 - Typical | | |
| Int vs Ext: | S | | |
| Heat Fuel: | 1 - Oil | | |
| Heat Type: | 5 - Steam | | |
| # Heat Sys: | 2 | | |
| % Heated: | 100 | % AC: | |
| Solar HW: | NO | Central Vac: | NO |
| % Com Wall | | % Sprinkled: | |

## BATH FEATURES

| | | | |
|---|---|---|---|
| Full Bath | 2 | Rating: | Average |
| A Bath: | | Rating: | |
| 3/4 Bath: | | Rating: | |
| A 3QBth | | Rating: | |
| 1/2 Bath: | | Rating: | |
| A HBth: | | Rating: | |
| OthrFix: | | Rating: | |

## OTHER FEATURES

| | | | |
|---|---|---|---|
| Kits: | 2 | Rating: | Average |
| A Kits: | | Rating: | |
| Frpl: | | Rating: | |
| WSFlue: | | Rating: | |

## CONDO INFORMATION

| | |
|---|---|
| Location: | |
| Total Units: | |
| Floor: | |
| % Own: | |
| Name: | |

## DEPRECIATION

| | | | |
|---|---|---|---|
| Phys Cond: | GD - Good | 18. | % |
| Functional: | | | % |
| Economic: | | | % |
| Special: | | | % |
| Override: | | | % |
| | Total: | 18.6 | % |

## CALC SUMMARY

| | |
|---|---|
| Basic $ / SQ: | 170.00 |
| Size Adj.: | 1.12554348 |
| Const Adj.: | 0.98392206 |
| Adj $ / SQ: | 188.266 |
| Other Features: | 101500 |
| Grade Factor: | 1.00 |
| NBHD Inf: | 1.00000000 |
| NBHD Mod: | |
| LUC Factor: | 1.00 |
| Adj Total: | 592108 |
| Depreciation: | 110132 |
| Depreciated Total: | 481976 |

## COMMENTS

## RESIDENTIAL GRID

| 1st Res Grid | Desc: | Line 1 | # Units: | 1 |
|---|---|---|---|---|

| Level | FY | LR | DR | D | K | FR | RR | BR | FB | HB | L | O |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Other | | | | | | | | | | | | |
| Upper | | | | | | | | | | | | |
| Lvl 2 | | | | | | | | | | | | |
| Lvl 1 | | | | | | | | | | | | |
| Lower | | | | | | | | | | | | |

| Totals | RMs: | 11 | BRs: | 5 | Baths: | 2 | HB | |
|---|---|---|---|---|---|---|---|---|

## REMODELING

| | |
|---|---|
| Exterior: | |
| Interior: | |
| Additions: | |
| Kitchen: | |
| Baths: | |
| Plumbing: | |
| Electric: | |
| Heating: | |
| General: | |

## RES BREAKDOWN

| No Unit | RMS | BRS | FL |
|---|---|---|---|
| 1 | 6 | 3 | |
| 1 | 5 | 2 | |
| | | | |
| | | | |
| | | | |
| | | | |
| Totals | | | |
| 2 | 11 | 5 | |

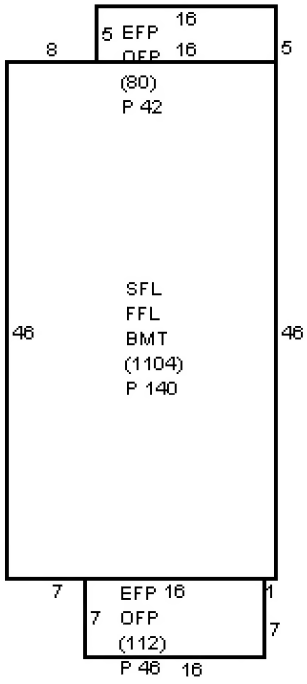
## COMPARABLE SALES

| Rate | Parcel ID | Typ | Date | Sale Price |
|---|---|---|---|---|
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |

| | | | |
|---|---|---|---|
| WtAv$/SQ: | | AvRate: | Ind.Val |

| | | | |
|---|---|---|---|
| Juris. Factor: | 1.00 | Before Depr: | 188.27 |
| Special Features: | 0 | Val/Su Net: | 130.41 |
| Final Total: | 482000 | Val/Su SzAd | 218.30 |

## SKETCH




## SUB AREA

| Code | Description | Area - SQ | Rate - AV | Undepr Value |
|---|---|---|---|---|
| BMT | Basement | 1,104 | 56.480 | 62,354 |
| FFL | First Floor | 1,104 | 188.270 | 207,846 |
| SFL | Second Floor | 1,104 | 188.270 | 207,846 |
| EFP | Enclos Porch | 192 | 40.740 | 7,822 |
| OFP | Open Porch | 192 | 24.690 | 4,741 |

| | | | | | |
|---|---|---|---|---|---|
| Net Sketched Area: | 3,696 | | | Total: | 490,609 |
| Size Ad | 2208 | Gross Are | 3696 | FinArea | 2208 |

## SUB AREA DETAIL

| Sub Area | % Usbl | Descrip | % Type | Qu | # Ten |
|---|---|---|---|---|---|
| | | | | | |

## IMAGE

AssessPro Patriot Properties, Inc

## MOBILE HOME

| Make: | | Model: | | Serial #: | | Year: | | Color: | |
|---|---|---|---|---|---|---|---|---|---|

## SPEC FEATURES/YARD ITEMS

## PARCEL ID 041.0-0004-0003.0

| Code | Description | A | Y/S | Qty | Size/Dim | Qual | Con | Year | Unit Price | D/S | Dep | LUC | Fact | NB Fa | Appr Value | JCod | JFact | Juris. Value |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 3 | Garage | D | Y | 1 | 18X20 | A | AV | 1930 | 21.94 | T | 40 | 104 | | | 4,700 | | | 4,700 |

| More: | N | Total Yard Items: | 4,700 | Total Special Featues: | | Total: | 4,700 |
|---|---|---|---|---|---|---|---|